



ESTATE AGENT  
IN KENILWORTH

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RESIDENTIAL



## 1 Thickthorn Orchards | Kenilworth | CV8 2SH

£675,000

A very stylish detached home available with 'No Chain' involved. The property provides spacious and well planned single storey living, one of only seven individual bungalows which are rarely on the open market, set within this small and exclusive development adjacent to Thickthorn Manor. The location is also within walking distance of the town centre, train station, coffee shops and restaurants plus open green areas.

- Stylish & Spacious Detached Home
- Two/Three Bedrooms, Master En-Suite
- Two Reception Rooms
- Attractive, Landscaped Gardens



## PROPERTY DESCRIPTION

Thickthorn Orchards is a super home which will only be appreciated by viewing. There are so many advantages to this detached bungalow including generous size reception rooms with a stylish lounge leading to the garden room, two large double bedrooms one being en-suite plus a further potential third bedroom which is at present a third reception room but if you had a stud wall installed it would be a very nice and separate third bedroom or study. The kitchen is well fitted, modern and provides so much storage including a walk in full size pantry along with a utility room, boot room and further storage. There is the potential to extend into the garden room which would then create a much larger open plan kitchen/diner and family room if so desired and subject to obtaining approval.

## ENCLOSED PORCH

With radiator, plenty of storage space and door to

## ENTRANCE HALL

With oak floor, radiator, dado rail and double door shelved linen storage cupboard. Access to roof storage space via pull down loft ladder.

## LOUNGE

15' 3" x 15' 1" (4.65m x 4.6m)

With plenty of natural light, two radiators, modern 'hole in the wall' gas fire and patio doors to

## GARDEN ROOM

12' 9" x 9' 7" (3.89m x 2.92m)

With radiator and patio doors to garden.

## KITCHEN

14' 0" x 7' 0" (4.27m x 2.13m)

In the initial kitchen area is an extensive range of modern cupboard and drawer units with matching wall cupboards, deep pan drawers, tall wall radiator and tiled floor. Bosch induction hob, extractor hood over and wall mounted double oven. Glazed sliding windows providing direct access to the garden room.

### KITCHEN PREPARATION AREA

Providing plenty of food preparation space, a large walk in pantry, round edged worktop and space for kitchen appliances.

### UTILITY ROOM

Having a range of cupboards, wall mounted gas boiler, space for washing machine and space for tumble dryer over. From the utility this then leads into the further storage area and boot storage.

### MASTER BEDROOM

12' 8" x 10' 7" (3.86m x 3.23m) Into Bay Exc  
Wardrobes

A lovely master bedroom with walk in bay window, radiator and wall to wall range of built in wardrobes.  
Door to

### EN-SUITE SHOWER ROOM

With shower having glazed shower screen, vanity wash basin with cupboard under, w.c., heated towel rail, Vent Axia extractor and complementary tiling.

### DOUBLE BEDROOM TWO

15' 1" x 12' 11" (4.6m x 3.94m)

A second stylish double bedroom having a range of built in wardrobes and high level storage cupboards.

### STUDY/RECEPTION ROOM/BEDROOM THREE

11' 9" x 9' 4" (3.58m x 2.84m)

This is such a versatile space, at present a study area with shelving and storage. However it is also possible to install a stud partition wall and door which would then be able to close this room off to be a more formal third bedroom if preferred.

### BATHROOM

Having a 'p' shaped bath with shower and curved glazed shower screen over. Vanity wash basin with cupboard under and cupboard to side. Heated towel rail, w.c. and complementary tiling.





## OUTSIDE

### GARDENS

The mature and well established gardens are a further feature to the property as they wrap around the bungalow and are nicely landscaped with lawns and mature shrubbery borders. The rear garden also has a secluded patio area and a separate decking bbq seating area with timber pergola over to provide screening. To the side and rear of the garden is a kitchen/vegetable garden area, perfect for those who enjoy growing their own produce. Timber shed.

### STUDIO

There is a timber studio which is an ideal hobby space with the potential for further development for an annexe on the vegetable plot if desired and subject to obtaining consents and approval.

### PARKING

The parking will be found to the side of the property having a double width driveway and further unrestricted on street parking for guests.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

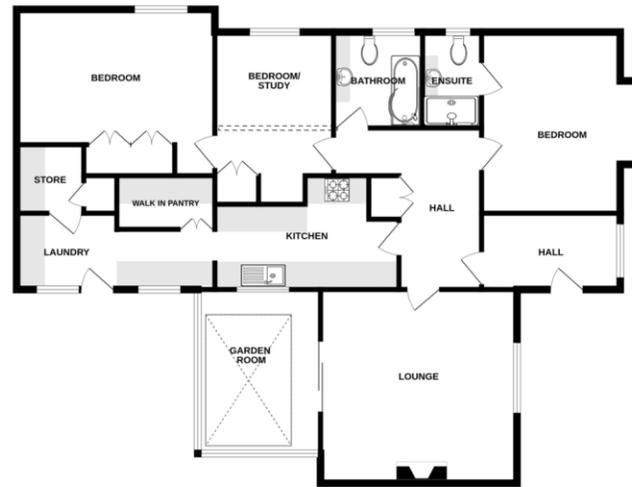
Strictly by appointment

## Contact Details

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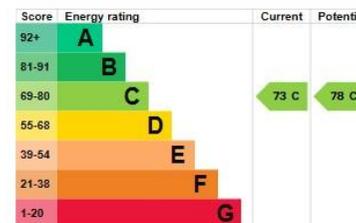


Measurements are approximate. Not to scale. Illustrative purposes only.  
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### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements